

FISCAL PLAN

ANNEXATION STUDY FOR LAND CONTIGUOUS TO CITY OF GREENWOOD, INDIANA

399 E. COUNTY LINE RD.

APPLICANT: **ALI DOHAN**
OWNERS: **ERVIN & ENID NICLEY**

PROPERTY LOCATION: 399 E COUNTY LINE ROAD
TOTAL ACREAGE: 3.11 ACRES
REZONING REQUESTED: REZONING FROM R-2 TO C-1 COMMERCIAL

Submitted to:
GREENWOOD COMMON COUNCIL
September 18, 2006

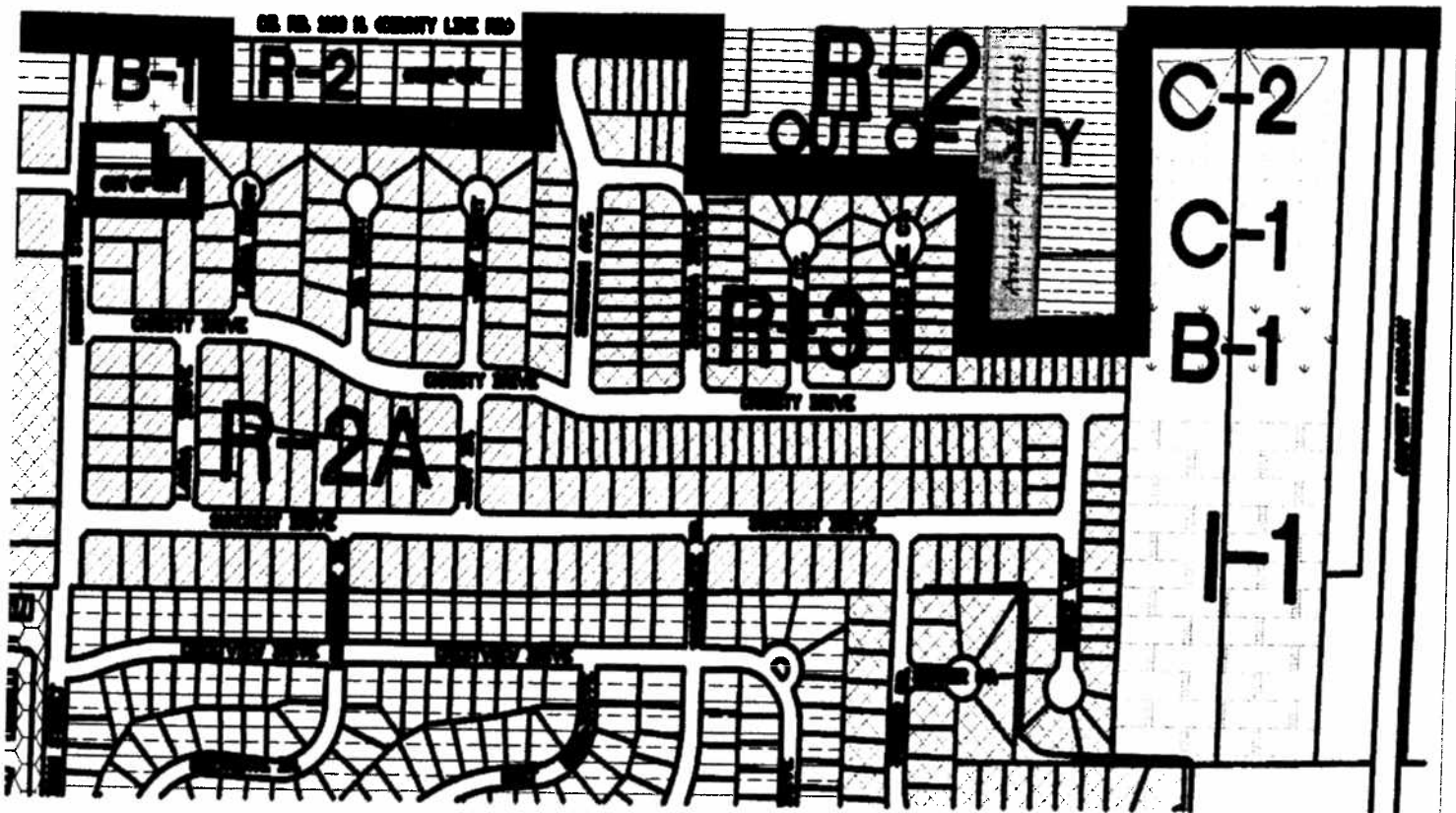


PREPARED UNDER THE DIRECTION OF
CLINTON E. FERGUSON, DIRECTOR
PLANNING, ZONING & ECONOMIC DEVELOPMENT

SECTION ONE INTRODUCTION

The proposed annexation consists of a total of 3.11 acres. The applicant, Ali Dohan, as well as the owner's Ervin and Enid Nicley are requesting annexation with rezoning from Greenwood R-2, to Greenwood C-2 Commercial. The petitioner is proposing a health and medical complex with several separate office buildings. However, the concept plan is very preliminary at this time. There are two homes within the annexation area.

The following map gives a graphic orientation of the annexation area:



SECTION TWO LEGAL DESCRIPTION—ANNEXATION AREA

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ON AND ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION 1344.4 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 315.76 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER SECTION 552.00 FEET THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 157.88 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER SECTION 791.88 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST ON AND ALONG SAID NORTH LINE 157.88 FEET TO THE PLACE OF BEGINNING, **CONTAINING 6.875 ACRES**, MORE OR LESS.

ALSO:

A PART OF THE NORTHWEST QUARTER, NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 87 DEGREES 45 MINUTES 35 SECONDS WEST ON AND ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 157.88 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 351.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 377.92 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 16 SECONDS WEST A DISTANCE OF 54.15 FEET TO A POINT ON THE EAST LINE OF TWIN OAKS SUBDIVISION FOURTH SECTION AS RECORDED IN PLAT BOOK C, PAGE 482, IN THE OFFICE OF THE RECORDER; THENCE NORTH 02 DEGREES 11 MINUTES 44 SECONDS WEST ON AND ALONG SAID EAST LINE A DISTANCE OF 377.60 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 87 DEGREES 45 MINUTES 35 SECONDS EAST A DISTANCE OF 68.52 FEET TO THE POINT OF BEGINNING, **CONTAINING 0.532 ACRES** MORE OR LESS.

- EXCEPTING THEREFROM THE FOLLOWING:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID QUARTER QUARTER SECTION; THENCE SOUTH 87 DEGREES 45 MINUTES 35 SECONDS WEST ON AND ALONG THE NORTH LINE THEREOF A DISTANCE OF 315.76 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS EAST A DISTANCE OF 792.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 56 MINUTES 55 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 200.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 248.43 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 16 SECONDS WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST A DISTANCE OF 248.94 FEET TO THE POINT OF BEGINNING. THE ABOVE TRACT **CONTAINS 1.141 ACRES**, MORE OR LESS, ACCORDING TO A SURVEY DATED MAY 23, 1990.

ALSO EXCEPTING:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 57 SECONDS EAST ON AND ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 729.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 57 SECONDS EAST ON AND ALONG SAID EAST LINE A DISTANCE OF 611.41 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION, ALSO BEING THE NORTHEAST CORNER OF COLONIAL SPRINGS SUBDIVISION SECTION ONE, AS RECORDED IN NAT BOOK 7, PAGE 31, IN THE OFFICE OF THE RECORDER; THENCE SOUTH 87 DEGREES 48 MINUTES 11 SECONDS WEST ON AND ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 301.58 FEET TO THE SOUTHEAST CORNER OF MEADOWGLEN SUBDIVISION, FIFTH SECTION, AS RECORDED IN MAT BOOK C, PAGE 369 AND 370; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST A DISTANCE OF 190.14 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 11 SECONDS WEST ON AND ALONG SAID LINE A DISTANCE OF 14.18 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST ON AND ALONG SAID EAST LINE A DISTANCE OF 110.06 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS SUBDIVISION- FOURTH SECTION AS RECORDED IN PLAT BOOK C, PAGE 482; THENCE NORTH 87 DEGREES 48 MINUTES 16 SECONDS EAST ON AND ALONG THE SOUTH LINE OF SAID SUBDIVISION PROJECTED A DISTANCE OF 200.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 40 SECONDS WEST A DISTANCE OF 248.43 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 55 SECONDS WEST A DISTANCE OF 42.12 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 62.69 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 16 SECONDS EAST A DISTANCE OF 157.86 FEET TO THE POINT OF BEGINNING, **CONTAINING 3.000 ACRES** MORE OR LESS.

ALSO EXCEPTING:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, BEING A PART OF THE ERVIN AND ENID E. NICLEY PROPERTY RECORDED IN BOOK 151, PAGE 16, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION 1344.4 FEET TO THE SOUTHEAST CORNER; THENCE SOUTH 87 DEGREES 48 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 301.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 48 MINUTES 11 SECONDS WEST ALONG SAID SOUTH LINE 14.18 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST PARALLEL TO THE SAID EAST LINE 190.14 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 11 SECONDS EAST PARALLEL TO THE SAID SOUTH LINE 14.18 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS EAST PARALLEL TO THE SAID EAST LINE 190.14 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE TRACT **CONTAINS 0.062 ACRES**, MORE OR LESS, ACCORDING TO A DESCRIPTION.

ALSO EXCEPTING

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ON AND ALONG THE EAST LINE THEREOF 16.5 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING SOUTH ALONG LAST SAID EAST LINE 26.27 FEET; THENCE SOUTH 88 DEGREES 01 MINUTES 45 SECONDS WEST 157.9 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF DEED RECORD 151, PAGE 16; THENCE NORTH ON AND ALONG LAST SAID WEST LINE 25.87 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE EAST ON AND ALONG LAST SAID SOUTH RIGHT-OF-WAY LINE 157.9 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, **CONTAINING 0.094 ACRES**, MORE OR LESS.

SECTION THREE AREA DESCRIPTION

1. General Location and Uses:

The 3.11-acre parcel proposed for annexation is located on the south side of County Line Road, and north of the Twin Oaks subdivision. The current zoning is R-2 Residential. The petitioner is requesting rezoning to C-1 Commercial. There are currently two homes located within the annexation area.

2. Population/Subdivision Densities

A. Residential Portion:

There are 2 residential dwellings within the annexation area.

B. Population Estimates:

There is no residential development proposed for this annexation area.

3. Contiguity:

The perimeter boundary of the 3.11 acres totals approximately 1823.98 lineal feet. Approximately 588.86 lineal feet are contiguous to existing city boundaries. Thus, the annexation area is 32% contiguous, exceeding the 12.5% minimum required by state law.

4. Zoning:

Rezoning from Greenwood R-2 to Greenwood C-1 Commercial is being requested.

**SECTION FOUR
UTILITIES & GOVERNMENTAL SERVICES**

A. Existing Utilities Services

1. Water:

Public water supply is provided in the area by Indiana-American Water Corporation, a privately owned public utility.

2. Fire Hydrants:

The same properties served by public water mains are served by fire hydrants spaced throughout the developed areas.

3. Natural Gas:

Natural gas services are provided to this area by Vectren Gas Company, a privately owned public utility. The entire area has gas availability.

4. Electricity:

Electrical services are currently provided by Duke Energy, a privately owned public utility.

5. Telephone:

Telephone services are currently provided by AT & T, a privately owned public utility.

6. Sanitary Sewers:

The proposed annexation area is currently within the area to be served by the Greenwood Sanitation Department, a municipal utility.

B. Existing Governmental Services

1. Planning, Zoning, Building

The entire annexation area, current zoning R-2 Residential is within the jurisdiction of the Greenwood Plan Commission. This includes such services as zoning administration and enforcement, sign regulation, and land development regulation.

2. Police:

The Johnson County Sheriff's Department serves the annexation area. The JCSD is headquartered at the Johnson County Jail in Franklin.

3. Fire:

The Greenwood Fire Department provides primary fire protection for the annexation area through an agreement with the Pleasant Township Trustee. The Greenwood Fire Department has some full time fire fighters and some volunteer fire fighters.

4. Emergency Medical Services:

The primary providers of ambulance and first aid services to the annexation area are Greenwood Fire Department, Rural Metro Ambulance Service, a privately owned company, and Johnson County Hospital. Other private providers occasionally serve the area.

5. **Solid Waste Collection:**

The City of Greenwood provides waste removal and leaf and limb pick up for residential areas that are within the City limits of Greenwood.

6. **Streets:**

County Line Road is primary road which serves the annexation area. This portion of County Line Road is currently maintained by the Marion County Department of Transportation.

7. **Traffic Control:**

Traffic control for County Line Road is currently under Marion County Sheriff's Department.

8. **Street Lighting:**

No street lights exist at this time.

9. **Parks:**

The closest city parks to the annexation area are Craig Park, (located off Smith Valley Road bypass) and Northeast Park (located off of Park Drive). There are no county parks in the area. The closest county parks are Camp Atterbury in southern Johnson County and Independence Park located in White River Township.

10. **General Administrative Functions:**

The Johnson County Council and Johnson County Commissioners have jurisdiction over this area and provide administrative services. Johnson County elected officials are located in Franklin.

11. **Schools and Libraries:**

The properties in the annexation area are within the Clark-Pleasant School Corporation and the Johnson County Public Library District.

SECTION FIVE PLAN TO PROVIDE MUNICIPAL SERVICES

State law requires that within one (1) year of annexation, the City will provide the annexed areas with "planned services of a non-capital nature" which are "equivalent in standard and scope" to those non-capital services provided to similar areas within the city. The law requires "that services of a capital improvement nature . . . be provided within three (3) years of the effective date of the annexation, in the same manner as those services are provided" to similar areas within the city. Cost estimates of the services, methods of financing the services, and a plan for the organization and extension of services are also required (IC 36-4-3-13 (d)). This section contains such a plan.

Municipal services are analyzed in terms of the needs of the annexation area and the costs of providing those services to these areas. As required by Indiana law, services will be provided in a manner that treats the annexation areas the same way as other areas in the city are treated. Services will be at city standard for similar areas and, where necessary for items such as new utility service, the standard service provisions processes will be used as they are used elsewhere in the city.

This is a plan to provide municipal services, which the City of Greenwood is committed to do. The exact implementation details may change as needs are re-evaluated and services re-allocated throughout the entire city. Standard city policy could also change, necessitating change in the manner and amount of service provided. Regardless of any change of details, the municipal services will be provided to the annexation areas in the same manner and level that they are provided elsewhere in the city.

1. **Police:**

The Greenwood Police Department (GPD) will become responsible for servicing the area immediately upon annexation. The GPD has a full-time force of 54; (76 including sworn officers and other department personnel at the present time). The city's estimated population is 36,037. Thus, the current level of service is a ratio of approximately 1.5:1000. The level of service typical of mid-size cities in the Midwest is approximately 2:1000, according to FBI Uniform Crime Report. The level of service ratio for total department personnel is approximately 2.1:1000.

The total budget for 2006 police services (combined budgets for Police Department, Police Pension Fund, and Police Merit Board) is \$5,479,175. With a total of 76 full-time employees, the 2006 average annual cost is \$67,548.

No residential population is being estimated for this annexation.

2. **Fire**

The City of Greenwood provides fire protection services to the annexation area. The area is within the boundaries of Greenwood Fire Department district. District boundaries will not change due to the annexation. The property owners will be charged Greenwood City Fire Fund rate.

The Greenwood Fire Department has a career staff of 28, plus a part-time/volunteer staff of approximately 108. Following a guideline of 4 to 1 for volunteer to career, we operate with an equivalent of 47 firefighters. The City's estimated population is 36,037. Thus, the current level of service ratio is approximately 1.25 per 1,000 population. National Fire Protection Association staffing recommendations are 1.5 firefighters per 1,000 people.

No residential population is being estimated for this annexation.

3. **Emergency Medical Services:**

The Greenwood Fire Department and private companies will continue to provide the annexation area with emergency medical services.

4. **Fire Hydrants:**

The location of fire hydrants is directly related to the location of public water supply mains. Currently there are fire hydrants in the annexation area. Hydrants will be installed by developer during construction. Customers will be billed pro-rated monthly fees on their water bills to cover hydrant costs.

5. **Other Private Utilities:**
Natural gas, electricity, telephone and public water supply services are provided to the area by private companies. The annexation of this area will have no effect upon the costs or level of service of these utilities. These utilities will continue to be available to area property owners subject to the policies of the individual utility companies and the Utility Regulatory Commission.
6. **Leaf Pick-up & Trash Removal:**
The City of Greenwood provides leaf/limb and trash removal to residential areas upon annexation.
7. **Sanitary Sewers:**
ANNEXATION DOES NOT GUARANTEE THE AVAILABILITY OF SANITARY SEWER. That availability is subject to review and approval by the Greenwood Board of Public Works and Safety. In this particular case, sanitary sewer mains already serve the existing annexation area.
8. **Traffic Control:**
Responsibilities for traffic control by the Greenwood Police Department are included in the costs and services in item 1 (Police) of this section. The owner/developer will provide the regulatory signage and street markings within the proposed residential development.
9. **Streets:**
County Line Road is the primary street that serves the annexation area. County Line Road is currently maintained by the Marion County Department of Transportation.
10. **Parks:**
The closest city parks to the annexation area are Craig Park and Northeast Park. There are no county parks in the area. The closest county parks are Independence Park located in western Johnson County, north of Stones Crossing on Morgantown Road, and Camp Atterbury in southern Johnson County. The proposed office park will have little if any impact on the Greenwood Parks & Recreation budget.
11. **Planning/Zoning Administration:**
Upon annexation the area will be under the jurisdiction of the Greenwood Advisory Plan Commission and the Greenwood Planning and Zoning Department.
12. **General City Administration:**
Upon annexation, citizens and property owners in this area will be represented by the elected and appointed officials of the City of Greenwood. Elected officials include the Mayor, 7-member Common Council, Clerk-Treasurer and City Judge. Citizens will also be served by the other appointed city boards and commissions, including: Board of Public Works and Safety, Plan Commission, Board of Zoning Appeals, Economic Development Commission, Park and Recreation Board, Police Merit Commission, and the Board of Aviation Commissioners.

Citizens will benefit from direct participation and representation in city government. This area will be part of Councilmanic District #1. The Department of Planning & Zoning recommends that the City assign the subject area to Councilmanic District #1 upon annexation into the City of Greenwood.
13. **Schools and Libraries:**
Taxing districts and boundaries for schools and libraries are completely independent and unaffected by the annexation. Therefore, this annexation will have no effect upon schools or libraries areas of jurisdiction.

14. Hiring Plan:

It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities, but in the event it does, then the Mayor of the City of Greenwood is directed to assist these employees in the obtaining of new employment. However, the City will not be required to hire any of these individuals.

In the event of unforeseen elimination of jobs, the Mayor shall take the application of any such employee and maintain a special file of these applications. Each application will be forwarded to major employers in the area and to any City department having a job opportunity for which the individual is qualified. Each individual will also be referred to the Indiana Department of Work Force Development.

15. Councilmanic District Assignment

The subject land is contiguous on the south, east and west sides with Councilmanic District #1. The Department of Planning and Zoning recommends that the City assign the subject area to **Councilmanic District #1** upon annexation into the City of Greenwood.

SECTION SIX FINANCIAL IMPACT/ FISCAL PLAN

This section contains estimates of both receipts and expenditures projected for a five-year period for the annexation area.

The projections for revenue receipts are based upon the petitioner's development plan which in turn is based upon available capacity and connection to the sanitary sewer system. An average assessed value was determined by information gathered from the Pleasant Township Assessor's office. Comparables used for estimating the average assessed valuation were several parcels located with frontage on County Line Road. The average assessed valuation uses both the land value and the improvement value of these existing sites. The petitioner is proposing a medical / health facilities complex. The concept plan is preliminary at this point. The rates for the various revenue sources were obtained from the 2006 Budget Bulletin of the Indiana Association of Cities and Towns, State Board of Tax Commissioner.

The projections for expenditures were based upon 2006 city budgets. Detailed explanations of the estimates are found following each of the tables. Expenditures, like revenue projections, are based upon the petitioner's development plan (i.e. dependent upon sanitary sewer capacity.)

| 5-YEAR POPULATION ESTIMATES | | | |
|-----------------------------|-------------|----------|------------------|
| | UNITS ADDED | FACTOR | POPULATION ADDED |
| YEAR 1 | N/A | 0 | 0 |
| YEAR 2 | N/A | 0 | 0 |
| YEAR 3 | N/A | 0 | 0 |
| YEAR 4 | N/A | 0 | 0 |
| YEAR 5 | N/A | 0 | 0 |
| TOTAL | N/A | 0 | 0 |

PROJECTED RECEIPTS BASED ON THE FOLLOWING:

1. Property Taxes

A. Existing Assessed Valuations

| | | |
|--------------------------|----|--------|
| Land Value (3.11 acres) | \$ | 34,600 |
| Improvements Value | \$ | 93,300 |

TOTAL \$ 127,900

B. Proposed Assessed Valuations

| | | |
|--|----|-----------|
| Land Value - 3.11 acres (Avg. \$65,387 per acre) | \$ | 203,253 |
| Improvements Value - 44,500 sq. ft. (Avg. \$81.90 per sq. ft.) | \$ | 3,644,550 |

TOTAL \$ 3,847,803

C. 2006 City Tax Rate = \$.53 per \$100 total assessed valuation

2. Alcoholic Beverage Taxes = \$2.01 per capita

3. Cigarette Tax = \$4.43 per capita

4. Liquor Excise Tax = \$2.01

5. Motor Vehicle Highway Fund = \$40.85

6. Local Road and Street Fund = \$12.56

| C-1 ZONING PROJECTED REVENUE | | | | | |
|------------------------------|--------------|----------------|-----------------|-----------------|-----------------|
| REVENUE SOURCE | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 |
| PROPERTY TAXES | \$678 | \$6,797 | \$13,594 | \$20,393 | \$20,393 |
| ALCOHOLIC BEV. TAX | N/A | N/A | N/A | N/A | N/A |
| CIGARETTE TAX | N/A | N/A | N/A | N/A | N/A |
| LIQUOR TAX | N/A | N/A | N/A | N/A | N/A |
| MOTOR VEHICLE HWY. | N/A | N/A | N/A | N/A | N/A |
| LOCAL ROAD & STREET | N/A | N/A | N/A | N/A | N/A |
| TOTAL | \$678 | \$6,797 | \$13,594 | \$20,393 | \$20,393 |

EXPENDITURES BASED ON THE FOLLOWING:

1. Police

- A. Total 2006 Police Budget = \$ 5,479,175 (Police Dept., Merit Board, Pension Fund)
- B. \$ 5,479,175/76 (GPD employees) = \$67,548 cost per employee per year.
- C. Current level of service = 2.1 employees per 1,000 population
- D. There will be minimal police protection required for this commercial development

2. Fire

- A. Total 2006 Fire Budget = \$3,535,277
- B. \$3,535,277/108 (GFD full and part-time employees) = \$32,734 cost per employee
- C. Current level of Service = 1.25 employees per 1,000 population
- D. There will be minimal fire protection required for this commercial development

3. Fire Hydrants:

- A. Fire hydrant fees are charged as pro-rated monthly fees on customer's water bills.
- B. All hydrants within the annexation area will be privately maintained.

4. Street Maintenance:

- A. Total 2006 Street Budget (MVH fund) = \$ 1,472,259
- Local Road & Street Fund (LRS fund) = \$ 452,559
- TOTAL = \$ 1,924,818
- B. Total Street Mileage = 174 miles
- C. \$1,924,818/174 miles = \$11,062 avg. per mile maintenance cost.
- D. Public street mileage for total annexation area = 0 miles

5. Street Lighting:

- A. Current billing rate = \$ 6.35 per month per light
- B. All street lights will be privately maintained.

| C-1 PROJECTED EXPENDITURES | | | | | |
|----------------------------|------------|----------------|----------------|----------------|----------------|
| | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 |
| POLICE | N/A | 5,000 | 5,000 | 5,000 | 5,000 |
| FIRE | N/A | 3,000 | 3,000 | 3,000 | 3,000 |
| EMS | N/A | N/A | N/A | N/A | N/A |
| HYDRANTS | N/A | N/A | N/A | N/A | N/A |
| SEWERS | N/A | N/A | N/A | N/A | N/A |
| STREETS | N/A | N/A | N/A | N/A | N/A |
| LIGHTS | N/A | N/A | N/A | N/A | N/A |
| PARKS* | N/A | N/A | N/A | N/A | N/A |
| PLANNING | N/A | N/A | N/A | N/A | N/A |
| ADMINISTRATION | N/A | N/A | N/A | N/A | N/A |
| TOTAL | N/A | \$8,000 | \$8,000 | \$8,000 | \$8,000 |

| | PROJECTED RECEIPTS | PROJECTED EXPENDITURES | PROJECTED BALANCE |
|--------------|-----------------------|---------------------------|----------------------|
| YEAR 1 | \$678 | N/A | \$678 |
| YEAR 2 | \$6,797 | \$8,000 | -\$1,203 |
| YEAR 3 | \$13,594 | \$8,000 | \$5,594 |
| YEAR 4 | \$20,393 | \$8,000 | \$12,393 |
| YEAR 5 | \$20,393 | \$8,000 | \$12,393 |
| TOTAL | \$61,855 | \$32,000 | \$29,855 |

SECTION SEVEN SUMMARY & RECOMMENDATIONS

I. Indiana Annexation Statutes

In order for a city to successfully annex an area, it must meet the necessary criteria for annexation as established by Indiana Statutes IC 36-4-3-1 through IC 36-4-3-21, inclusive.

The criteria include:

1. IC 36-4-1.5 - Contiguity

Criteria: territory sought to be annexed may be considered "contiguous" only if at least one-eighth (1/8) of the aggregate external boundaries of the territory coincides with the boundaries of the annexing municipality.

Response: The annexation area is 32% contiguous for the entire 3.11 acre parcel exceeding the one-eighth requirement.

2. IC 36-4-3-5 Private lands; petition requesting ordinance to annex; filing; proceedings.

Criteria: Sec. 5 (a) If the owners of land located outside of but contiguous to a municipality want to have territory containing that land annexed to the municipality, they may file with the legislative body of the municipality a petition:

- (1) signed by at least:
 - (A) fifty-one percent (51%) of the owners of land in the territory sought to be annexed; or
 - (B) the owners of seventy-five percent (75%) of the total assessed value of the land for property tax purposes; and
- (2) requesting an ordinance annexing the area described in the petition.

Response: This is a voluntary request for annexation filed on behalf of the landowner by City of Greenwood Plan Commission, which the Greenwood Common Council will grant upon adoption of the annexation ordinance.

Criteria: The requirements of subsection (d) are met if: "the evidence establishes that the municipality has developed a written fiscal plan and has established a definite policy, by resolution of the legislative body, as of the date of passage of the annexation ordinance.

The resolution must show:

- (1) the cost estimates of planned services to be furnished to the territory to be annexed;
- (2) the method or methods of financing the planned services;
- (3) the plan for the organization and extension of services;
- (4) that planned services of a non-capital nature . . . will be provided to the annexed territory within one (1) year after the effective date of annexation, and . . . in a manner equivalent in standard and scope . . . provided to areas within the corporate boundaries.
- (5) that services of a capital improvement nature . . . will be provided to the annexed territory within three (3) years after the effective date of the annexation, in the same manner as those services are provided to areas within the corporate boundaries . . . ; and
- (6) the plan for hiring the employees of other governmental entities whose jobs will be eliminated by the proposed annexation, although the municipality is not required to hire any employees.

Response:

- (1) Cost estimates for planned services are contained in Section Six.
- (2) The methods (revenue source) of financing the planned services are contained in Section Six of this report.
- (3) The plan for extension of services is contained in Section Five of this report.

- 4) Services of a non-capital nature will be provided to the annexation areas immediately upon the effective date of annexation and in the equivalent manner within one year as provided other areas of the city. Planned non-capital services include police protection, street maintenance, traffic control, street lighting, general city administration, park and recreation services, and planning and zoning. Other private utility services include water, natural gas, electricity and telephone.
- 5) Services of a capital nature will be provided to the annexed area within 3 years after the effective date in the same manner those services are provided to areas within the corporate boundaries. Sewer availability will be determined upon annexation.
- 6) It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities, but in the event it does, then the Mayor of the City of Greenwood is hereby directed to assist such employee in obtaining new employment, but nothing herein shall require the City to hire such employee.

III. Plan Commission Review and Recommendation:

Dr. Ali Dohan, applicant and owners, Ervin and Enid Nicley filed a petition for annexation and rezoning from R-2 to C-1. The Plan Commission considered: 1) the information contained in the preliminary draft of this plan; 2) the statutory criteria for annexation and zoning classification; 3) staff comments and recommendations; 4) oral and written comments from remonstrators and property owners; and 5) the official annexation policy of the city. At the conclusion of a public hearing held **August 28, 2006** the Plan Commission granted a favorable/unfavorable recommendation forwarded and certified to the Greenwood Common Council. The Plan Commission's vote was ____ to ____ for the annexation.

The proposed annexation area is a logical extension of the city. The subject area meets or exceeds state and local criteria for annexation. Annexation of this area will help the city grow in a logical and orderly manner, as well as helping to preserve a solid tax base.

Annexation of this area will help fill in the city's corporate limits. Private utilities will provide water, natural gas, electricity, telephone services to the area. Annexation does not guarantee sanitary sewer capacity. The availability of sanitary sewers must be determined by the Board of Public works and Safety in order for development to occur. The timetable for a determination on sanitary sewer capacity is based upon several factors which are not within the cities control.

IV. Common Council Consideration and Adoption:

The Greenwood Common Council, like the Greenwood Advisory Plan Commission, has also given consideration to: 1) the contents and policies of this plan; 2) the statutory criteria for annexation and zoning classification; 3) staff comments and recommendation; 4) oral and written comments from remonstrators and property owners; and 5) the official annexation policy of the city.

Based upon the considerations enumerated above, the Greenwood Common Council adopted this plan by reference in Resolution No. 2006-____, adopted on the ____ day of _____, 2006.

City services shall be extended to the annexed area as provided in Section Five - Plan to provide Municipal Services of this annexation study.